

May 18, 2004 CPC
June 23, 2004 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0245

Cycle Systems, Inc.

Bermuda Magisterial District
West line of Jefferson Davis Highway

REQUEST: Conditional Use to permit modular building lease, sales and service use.

PROPOSED LAND USE:

A facility for the lease, sale and servicing of modular buildings is planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL.

AYES: MESSRS. LITTON, BASS, GULLEY AND WILSON.
ABSENT: MR. GECKER.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. While the Southern Jefferson Davis Corridor Plan suggests the property is appropriate for community commercial/mixed use corridor and light industrial uses, the proposed modular building lease, sales and service use would be no more intense than other uses permitted on the property.
- B. The proposed land use is compatible with existing and anticipated development along this portion of the Jefferson Davis Highway Corridor.

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- C. The requirements of the Zoning Ordinance further ensure land use compatibility with area development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

GENERAL INFORMATION

Location:

Fronts the west line of Jefferson Davis Highway, south of Forest Lake Road. Tax IDs 799-643-9686 and 799-644-6544 (Sheet 34).

Existing Zoning:

I-2

Size:

32.7 acres

Existing Land Use:

Industrial

Adjacent Zoning and Land Use:

North - I-2 and C-5; Industrial or vacant
South - A and C-3; Commercial or vacant
East - C-3; Vacant
West - A; Single family residential

UTILITIES

Public Water System:

An eight (8) inch water line extends along the west side of Jefferson Davis Highway and a twenty-four (24) inch water line extends along the east side of Jefferson Davis Highway. Both water lines are available to serve this site. The existing structure is connected to the public water system. Use of the public water system is required by County Code.

Public Wastewater System:

A thirty (30) inch wastewater trunk line extends along the west side of Jefferson Davis Highway adjacent to this site. In addition, a fifteen (15) inch wastewater trunk line is

adjacent to the southern corner of Tax ID 799-643-9686. The existing structure is connected to the public wastewater system. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

This request will have minimal impact on these facilities.

PUBLIC FACILITIES

Fire Service:

The Dutch Gap Fire Station, Company Number 14, and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have only minimal impact on fire and EMS. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Transportation:

The request will have minimal impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern Jefferson Davis Corridor Plan, which suggests the property is appropriate for community commercial/mixed use corridor and light industrial uses.

Area Development Trends:

Properties along this portion of Jefferson Davis Highway are characterized by a mix of agricultural, commercial and industrial zoning and land uses or vacant land. There are single family residential uses to the west, west of the CSX Railroad right of way.

Zoning History:

On October 22, 1980, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning of the subject property to General Industrial (M-2). (Case 80S127)

On August 26, 1992, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved rezoning of the subject property to General Industrial (I-2)

with Conditional Use to permit a materials reclamation and receiving center. (Case 92SN0205)

On July 7, 1993, the Board of Zoning Appeals approved the following Variances on the request property:

- A. A 200 foot Variance to the 200 foot setback requirement for I-2 uses from any Agricultural (A) District.
- B. A forty (40) foot Variance to the forty (40) foot rear yard setback for buildings, drives and parking areas.
- C. A thirty (30) foot Variance to the thirty (30) foot side yard setback for buildings, drives and parking areas.

Development Standards:

A portion of the property had been developed as a materials reclamation and receiving center with vehicular access to Jefferson Davis Highway and planned rail access to existing rail lines adjacent to the western property boundary. That use has since been relocated.

The property currently lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, setbacks, parking, signs, buffers, utilities and screening of outside storage for properties in this District. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Redevelopment of the property or new construction must comply with these standards.

Buffers & Screening:

The Zoning Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) be screened from view of adjacent property and public rights of way by a solid fence, wall, dense evergreen plantings or architectural feature, be separated from any residentially zoned property or any property being used for residential purposes by the principal building, and that such area within 1,000 feet of any residentially zoned property or property used for residential purposes not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way. Redevelopment of the property or new construction must adhere to these requirements.

With the approval of this request, outside storage would be permitted. Outside storage areas must be screened from view of adjacent properties which have no such areas and from public rights of way.

CONCLUSIONS

While the Southern Jefferson Davis Corridor Plan suggests the property is appropriate for community commercial/mixed use corridor and light industrial uses, the proposed modular building lease, sales and service use would be no more intense than other uses permitted on the property and is compatible with existing and anticipated development along this portion of the Jefferson Davis Highway Corridor.

In addition, the requirements of the Zoning Ordinance further ensure land use compatibility with area development.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (5/18/04):

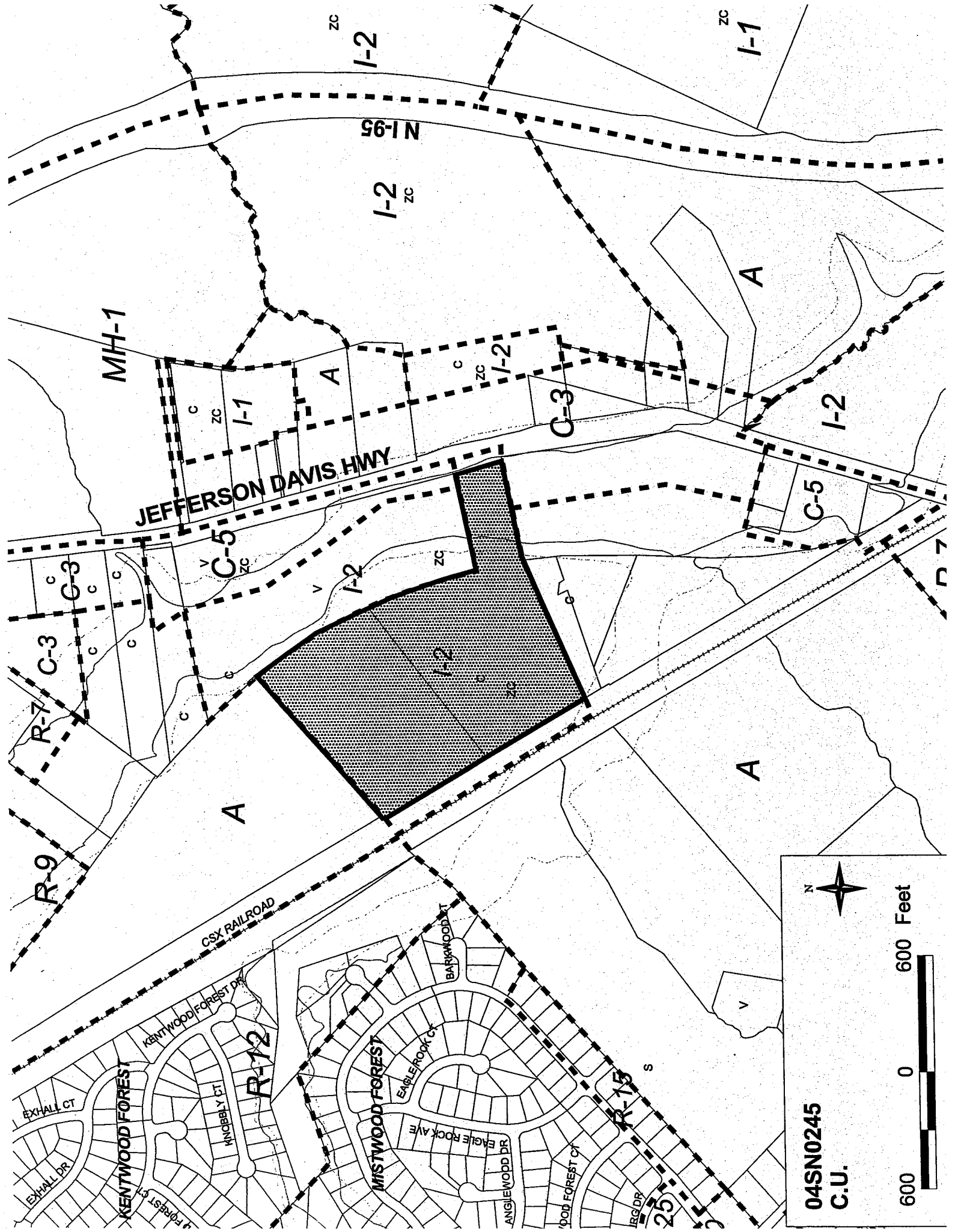
The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Wilson, seconded by Mr. Gulley, the Commission recommended approval of this request.

AYES: Messrs. Litton, Bass, Gulley and Wilson.

ABSENT: Mr. Gecker.

The Board of Supervisors, on Wednesday, June 23, 2004, beginning at 7:00 p.m., will take under consideration this request.



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